

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

**PLEASE NOTE:** This form is not required to accompany requests for compliance assessment.

**This form can also be completed online using MyDAS at [www.dsdip.qld.gov.au/MyDAS](http://www.dsdip.qld.gov.au/MyDAS)**

## Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Gordon Wellham

For companies, contact name

Postal address

3 Captain Cook Highway

Suburb

Craiglie

State

QLD

Postcode

4877

Country

Australia

Contact phone number

07 4098 5473

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

07 4098 5044

Email address (non-mandatory requirement)

g.wellham

@ exemplaronline.com.au

Applicant's reference number (non-mandatory requirement)

**1. What is the nature of the development proposed and what type of approval is being sought?**

**Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)**

a) What is the nature of the development? (Please only tick one box.)



Material change of use



Building work



Operational work

b) What is the approval type? (Please only tick one box.)



Preliminary approval  
under s241 of SPA



Preliminary approval  
under s241 and s242  
of SPA



Development  
permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Refurbishment of existing building for use as offices and wholesale/retail facility; erection of canopy over vehicle washing area.

d) What is the level of assessment? (Please only tick one box.)



Impact assessment



Code assessment

**Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)**

a) What is the nature of development? (Please only tick one box.)



Material change of use



Reconfiguring a lot



Building work



Operational work

b) What is the approval type? (Please only tick one box.)



Preliminary approval  
under s241 of SPA



Preliminary approval  
under s241 and s242  
of SPA



Development  
permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?



Impact assessment



Code assessment

**Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)**



Refer attached schedule



Not required

**2. Location of the premises** (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)



Street address and lot on plan (All lots must be listed.)



Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		57	Davidson Street, Craiglie	4877	57	C22511	Cairns, Parish of Salisbury, County of Solander
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Port Douglas and Environs	Industry Planning Area Service Industry Precinct No 3	Port Douglas and Environs Locality Code Planning Area Code: Industry Design and Siting of Advertising Landscaping Vehicle Parking and Access
ii)			
iii)			

**Table E**—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**3. Total area of the premises on which the development is proposed** (indicate square metres)

2810 m2

**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Currently nil. Up until three years ago premises was being used as takeaway food outlet and vehicle towing operation at rear.

**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

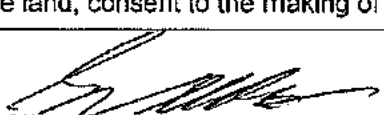
☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☒ No ☐ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	G & C Wellham Investments Pty Ltd ATF G & C Wellham Super Fund.
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date 14 <sup>th</sup> December 2013	

**Table G**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

**Table J**

Lot on plan description for strategic port land	Port authority for the lot

**Table K**

Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☒ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

**11. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

**Table L**

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

**12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?**

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager																								
IDAS Form 5 – MCU																									
Development Application with appendices:	All hard copy.																								
<table><tr><th>Drawing Number</th><th>Title</th></tr><tr><td>101</td><td>Site Plan</td></tr><tr><td>102</td><td>Carparking and Pedestrian Flows</td></tr><tr><td>201</td><td>Main Building - Ground Floor Existing</td></tr><tr><td>202</td><td>Main Building - Ground Floor Proposed</td></tr><tr><td>203</td><td>Main Building - First Floor Existing and Proposed</td></tr><tr><td>204</td><td>Main Building - East and West Elevations</td></tr><tr><td>205</td><td>Main Building - North and South Elevations</td></tr><tr><td>206</td><td>Canopy - Plan</td></tr><tr><td>207</td><td>Canopy - Elevations</td></tr><tr><td>301</td><td>Landscaping - Overview</td></tr><tr><td>302</td><td>Landscaping - Detail</td></tr></table>		Drawing Number	Title	101	Site Plan	102	Carparking and Pedestrian Flows	201	Main Building - Ground Floor Existing	202	Main Building - Ground Floor Proposed	203	Main Building - First Floor Existing and Proposed	204	Main Building - East and West Elevations	205	Main Building - North and South Elevations	206	Canopy - Plan	207	Canopy - Elevations	301	Landscaping - Overview	302	Landscaping - Detail
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206		Canopy - Plan																							
207		Canopy - Elevations																							
301		Landscaping - Overview																							
302	Landscaping - Detail																								

#### 14. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

#### Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

#### Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

#### Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

#### Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the

application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 11**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

### Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

**Privacy**—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

### OFFICE USE ONLY

Date received

Reference numbers

### NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



# IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application.
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at [www.dsdip.qld.gov.au/MyDAS](http://www.dsdip.qld.gov.au/MyDAS)

## Mandatory requirements

1. **Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Service industry	Special Management Area	507m2	12	4
	3. Service Industry			
	Precincts (Craiglie)			

2. **Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**3. Does the proposed use involve the following? (Tick all applicable boxes.)**

The reuse of existing buildings on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
New building work on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
The reuse of existing operational work on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
New operational work on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

**Mandatory supporting information**

**4. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> <li>the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)</li> <li>the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses).</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves the reuse of existing buildings</b>		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves new building work (Including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>• the north point</li> <li>• the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>• the room layout (for residential development only) with all rooms clearly labelled</li> <li>• the existing and the proposed built form (for extensions only)</li> <li>• the gross floor area of each proposed floor area.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves reuse of other existing work</b>		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves new operational work</b>		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

#### OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

**DEVELOPMENT APPLICATION**

Development Permit for Material Change of Use for  
proposed refurbishment of existing building, and addition of vehicle wash bay at

Lot 57 C22511, Parish of Salisbury, County of Solander  
57 Davidson Street, CRAIGLIE

For Gordon Wellham  
Lot 3 Captain Cook Highway.  
Craiglie, 4877  
07 4098 5473

14<sup>th</sup> December 2013

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## 1. SUMMARY AND SITE DESCRIPTION

### 1.1 Introduction

The proposal is to refurbish and add a new lease of life to what was the “Seamarkets” takeaway food store and seafood shop on the highway at Craiglie.

The purpose of the proposal is twofold:

- Exemplar Coaches and Limousines aims to relocate its expanding operations from Lot 3 Davidson St, Craiglie (immediately opposite the subject property). Administration and fleet management will be conducted on the upper floor; the yard will be used for parking and cleaning the fleet of limousines, people-movers and small (20 pax) coaches.
- Port Douglas Electrical Sales and Service, as a tenant, intends relocating from Lot 1 Davidson Street, Craiglie and utilise the ground floor of the building.

The scope of work includes:

- Renovating the existing offices on the mezzanine level.
- Adding additional offices, staff recreation room and female toilet to the upper level. (All under the existing roof.)
- Relocating the stairway to the position shown on Drawing 202.
- Stripping out the seafood processing and cooking equipment, freezer and cold room, and wall partitions on the ground floor to make way for an electrical-goods display and distribution centre.
- Adding a male toilet to the ground level.
- Relocating what was the canopy over the neighbouring Shell Service Station to the yard of No 57 to make a shelter for the washing, cleaning and polishing of Exemplar's vehicles.
- The footprint of the existing building will not be increased.

Strong emphasis will be on improving the appearance of what started life as a 'light industrial shed'.

Despite renovations in 2002, the building, and indeed the site in general, have become very tired. Modifications and enhancements to the site and building will aim to complement the high-quality development of the neighbouring bottle shop and the Shell Service Station. At Exemplar we strive for a very high quality of customer service; we aim to operate from a base that is equally as impressive.

The subject property is in the *Port Douglas and Environs Locality*. Each of the intended uses is a *Service Industry*

## 1.2 Site Description

The site is 2,810m<sup>2</sup> and is described as Lot 57 C22511 Parish of Salisbury, County of Solander.

The boundaries are:

- Front 31.0 metres
- Rear 30.3 metres
- Right 89.6 metres
- Left 96.7 metres

To the right (north) of the lot is the Court House Hotel Bottle Shop.

There is no development to the rear of the property.

Hanson Concrete extends along the rear half of the left boundary. The remainder of the left side is a triangular, 50 square metre parcel of land owned by Town and Country. This land is orphaned from the remainder of the Town and Country parcel by a 10 metre wide storm water easement.

Across the road (left to right) is Port Douglas Pool Supplies, the existing Exemplar Coaches and Limousine depot, and the 'Round House'.



Aerial Overview.....







*The Existing Building*



*The Canopy ( from the Neighbouring Shell Service Station) to be re-erected*

### **1.3 Summary of Non-Compliant Criteria**

It is not possible to comply with all the mandates of the Douglas Shire Planning Scheme. The nature of the building itself (an all-metal 'light industrial shed' dating to the early 1980s), and its positioning close to the front boundary of the property presents particular challenges.

Nevertheless, this proposal attempts to meet/exceed as many requirements as possible. It complies with all acceptable solutions except, perhaps, for the following. Each criteria is dealt with in context below but, for ease of consideration, each is presented in a stand-alone format here. (Note the references relate to paragraph numbers in this document.)

## 2. PORT DOUGLAS AND ENVIRONS LOCALITY CODE

### 2.1 General Requirements

Development is connected to available urban services.	A 2.1 Development is connected to available urban services by underground connections wherever possible.	<b>Compliant – continuing use rights apply</b>  The development is connected to all available urban services, however underground power is not available. Power remains above ground, as it has since 1982. All power along this section of Davidson Street remains on poles. Indeed the neighbouring, overhead power lines have very recently been replaced and upgraded.
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### 2.3 Special Management Area 3 – Service Industry Precincts (Craiglie)

Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the Frontage to enable landscaping to screen or soften the appearance of the development	A29.2 The Setback area to the Captain Cook Highway Frontage is landscaped with advanced Dense Planting including trees species (100 litre bag stock), which will, at maturity, exceed the Height of the Building on Site.	<b>Does not comply with acceptable solution. However complies with Performance Criteria.</b>  See Details at Section 4.2 below and Landscape Plan at Drawings 301 and 302.
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## 3. PLANNING AREA CODE : *INDUSTRY*

### 3.3 Design and Siting

The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses.	A4.1 Buildings/structures on sites with frontage to a State-Controlled Road are Setback 8 metres from the Road Frontage.	<b>Complies. Continuing-use rights apply.</b>  With a setback of 6.9 metres, the building complied with the earlier requirement for a 6 metre setback.
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<b>3.5 Landscaping and Amenity</b>		
P6 Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment <sup>33</sup> .	A 6.2 Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.	<p><b>Does not comply with acceptable solution. However complies with Performance Criteria.</b></p> <p><b>Constructed and developed in accordance with previous scheme's requirements</b></p> <p>See Details at Section 4.2 below and Landscape Plan at Drawings 301 and 302.</p>

## 2. PORT DOUGLAS AND ENVIRONS LOCALITY CODE (INDUSTRY)

### 2.1 General Requirements

(Ref: p67)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIANCE APPRAISAL
Buildings and structures complement the Height of surrounding development, AND Buildings are limited to two Storeys; OR In the High Scale locations depicted on the Locality Plan, development of three Storeys is appropriate.	A1.1 The maximum height of the building is limited to <b>6.5</b> metres, with a roof high not to exceed <b>3.5</b> metres.	<p><b>Compliant</b></p> <p>The current, and remaining, maximum height of the structure is <b>6.4</b> metres.</p> <p>The roof height will remain at <b>1.3</b> metres</p>
Development is connected to available urban services.	A 2.1 Development is connected to available urban services by underground connections wherever possible.	<p><b>Compliant – continuing use rights apply</b></p> <p>The development is connected to all available urban services, however underground power is not available. Power remains above ground, as it has since 1982. All power along this section of Davidson Street remains on poles. Indeed the neighbouring, overhead power lines have very recently been replaced and upgraded.</p>

<p>Landscaping of development sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.</p>	<p>A3.1 Landscaping of a development Site complies with <i>Planning Scheme Policy No 7 – Landscaping</i>, with particular emphasis on appropriate species for Port Douglas.</p>	<p><b>Compliant</b></p> <p>Within the constraints of the building's positioning on the site, every effort will be made to:</p> <ul style="list-style-type: none"> <li>• Conceal the original, ugly architectural design elements at the south end of the building</li> <li>• Enhance the more aesthetically pleasing, new features on the northern end.</li> <li>• Blend the landscaping with the new plantings at both the neighbouring bottle shop and at the new Shell Service Station.</li> </ul> <p>See Section 4.2 of this submission, and Drawings 301 and 302 for details</p>
<p>Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p>A 4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p><b>Complies. Acceptable solution</b></p> <p>The footprint of development on the site represents only 18% of the total area of the (2,810 m<sup>2</sup>) site. The remainder of the site (apart from landscaped areas) is dedicated to client and company- vehicle parking, and vehicle manoeuvring. (This, after all, is the primary purpose/utilisation of the site.)</p> <p>There will be almost zero gradient across the entire site.</p> <p>All surfaces will be effectively drained and surfaced</p> <p>Each of the eight client car parking spaces, and ten of the spaces for Exemplar vehicles will be concreted/ bitumened.</p> <p>The remaining areas for additional company vehicles and the manoeuvring areas be constituted of clean, crushed aggregate.</p> <p>This is an acceptable solution that was approved in 2001 for Exemplar to use in its current site at Lot 3 Captain Cook Highway, shown here:</p>





It has proved successful in both providing an adequate drainage solution and in also not walking grit and grime into company limousines and coaches.

Similarly, the crushed aggregate has proved successful in ensuring that:

- Drivers do not walk dust, mud or grit into vehicles (especially relevant to the limousines), and

		<ul style="list-style-type: none"> <li>the vehicles egress to the main road with clean tyres. (Clear of mud and stones.)</li> </ul> <p>The volume of traffic to and through the site will be relatively small.</p> <ul style="list-style-type: none"> <li>Exemplar only has two to three staff on site at any one time.</li> <li>Passengers do not embark/disembark at the site</li> <li>The proposed tenant predominantly provides to trade customers; their visits are relatively infrequent, for large orders.</li> </ul> <p>The expense of fully concreting/bitumening such a large expanse (approx 2,300 m<sup>2</sup>) would be unreasonable in terms of the nature and extent of the development of this site.</p> <p>Routine maintenance of all parking and standing areas will be done (as it is at our current premises) to level, top-up and clean the aggregate surfaces.</p>
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## 2.2 Other Development

(Ref: p 75)

Industrial development is limited to Service Industry and is located in existing or identified Industrial areas and is of a scale and intensity of development which is acceptable in the Locality.	A19.1 Service Industry development is located in the identified Industrial areas of: <ul style="list-style-type: none"> <li>Special Management Area 3 - Service Industry Precincts (Craiglie); and</li> <li>Special Management Area 4 - Service Industry Precincts (Mahogany Street)</li> </ul>	<p><b>Complies.</b></p> <p>The intended use is <i>Service Industry</i>.</p> <p>The development is situated in <i>Special Management Area 3, Service Industry Precincts (Craiglie)</i>.</p>
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### 2.3 Special Management Area 3 – Service Industry Precincts (Craiglie)

(Ref: p79)

<p>Development within the Craiglie Service Industry Precinct supports the tourism and marine industries within Port Douglas.</p>	<p>A28.1 Only Service Industry uses are located in the Service Industry Precincts (Craiglie).</p> <p>AND</p> <p>The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the tourism or marine industry in Port Douglas.</p>	<p><b>Complies.</b></p> <p>There are two Service Industry proponents:</p> <ol style="list-style-type: none"> <li>1. Exemplar Coaches and Limousines.</li> </ol> <p>Exemplar has been operating in Port Douglas for 19 years, and has been based immediately opposite the subject property for 12 of those years. The company specialises in the coach and limousine transport of tourists to and from the resorts and accommodation houses of Port Douglas and Palm Cove.</p> <ol style="list-style-type: none"> <li>2. Port Douglas Electrical Sales and Services.</li> </ol> <p>This leading company has operated for over thirty years in Port Douglas, the majority of the time having been based at Lot 1, Davidson Street. (150 metres from the subject property). Port Douglas Electrical provides electrical equipment to trades people who service tourist accommodation, restaurants and the marine industry.</p>
<p>Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provides an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the Frontage to enable landscaping to screen or soften the appearance of the development.</p>	<p>A29.1 Buildings and structures are setback 8 metres from the Captain Cook Highway Frontage, or no closer to the Captain Cook Highway Frontage than buildings and structures on adjoining Sites (averaged), whichever is the greater.</p>	<p><b>Complies – continuing use rights apply</b></p> <p>With a setback of <b>6.7</b> metres, the building complied with the earlier requirement for a six metre setback.</p>
	<p>A29.2 The Setback area to the Captain Cook Highway Frontage is landscaped with advanced Dense Planting including trees species (100 litre bag stock), which will, at maturity, exceed the Height of the Building on Site.</p>	<p><b>Does not comply with acceptable solution. However complies with Performance Criteria.</b></p> <p>See Landscape Plan at Drawings 301 and 302.</p>



	A29.3 Advertising signs are discreet in appearance with no large advertising signs including tenancy signs located on or near the Captain Cook Highway Frontage, or within any landscaped setback area adjacent to the highway.	<b>Complies. Acceptable solution.</b>  Signs will be discreet, minimum in number, and set well back from the highway and within the landscaped setback.  See Drawings 204 and 205 for intended signs
	A29.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as not to be visually prominent from the Captain Cook Highway.	<b>Complies. Acceptable solution.</b>  All such areas will be at the rear of the building. See Drawing 102

### 3. PLANNING AREA CODE : *INDUSTRY*

#### 3.1 Consistent and Inconsistent Uses

(Ref: p138)

P1 The establishment of uses is consistent with the outcomes sought for the Industry Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Industry Planning Area.	<b>Complies. Acceptable solution.</b>  No inconsistent uses will be undertaken.
P2 A Caretaker's Residence is only established in association with an industrial use or activity operating	A2.1 Only one Caretaker's Residence is established on the parent Site in association with an industrial use or activity located on one industrial allotment identified on a Standard Format Plan.	<b>Complies. Acceptable solution.</b>  There is no intention to have a Caretaker's Residence, nor any other form of on-site residence.

### 3.2 Site Coverage

(Ref: p138)

The Site Coverage of Buildings ensures that there is sufficient area for the provision of services and Landscaping	A3.1 The Site Coverage of all Buildings does not exceed <b>60%</b> of the Site area	<b>Complies. Acceptable solution.</b>  The site coverage will be only <b>18%</b> . ( 507m <sup>2</sup> of 2,810 m <sup>2</sup> ) See Drawing 101 (Site Plan)
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### 3.3 Design and Siting

(Ref: p138)

The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses.	A4.1 Buildings/structures on sites with frontage to a State-Controlled Road are Setback 8 metres from the Road Frontage.	<b>Complies. Continuing-use rights apply.</b>  With a setback of 6.9 metres, the building complied with the earlier requirement for a 6 metre setback.
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### 3.4 Loading and Unloading Facilities

(Ref: p140)

P5 The transport of goods and materials to and from industrial Sites does not adversely affect the movement of traffic on the Roads adjacent to the Site.	A5.1 All delivery/pick up vehicles are contained wholly within the Site when being loaded/unloaded.	<b>Complies. Acceptable solution.</b>  All delivery/pickup vehicles have flat, unobstructed access to the site, with a clear view both left and right.  All deliveries and pickups will be done at the rear of the premises.  See Drawing 102 - Car Parking and Pedestrian Flows
	A5.2 Sufficient manoeuvring area is provided on Site to allow a single unit	<b>Complies. Acceptable solution.</b>

	truck to ingress and egress the Site in a forward gear.	An unobstructed, 17-meter diameter turning space is available adjacent to the loading/unloading area. See Drawing 102
	A5.3 Site Access is limited to one Access point for each street Frontage.	<b>Complies. Acceptable solution.</b>  See Drawing 102

### 3.5 Landscaping and Amenity

(See also Section 4.2 below)

(Ref: p 141)

P6 Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.	A6.1 A minimum of <b>20%</b> of the area of the Site is landscaped.	<b>Complies. Acceptable solution.</b>  Intended area of landscaping will cover <b>22%</b> See Drawings 301 and 302
	A 6.2 Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.	<b>Does not comply with acceptable solution. However complies with Performance Criteria.</b>  <b>Constructed and developed in accordance with previous scheme's requirements</b>  See detailed landscape plan. Drawings 301 and 302
	A6.4 Areas used for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping and screen fencing.	<b>Complies. Acceptable solution.</b>  Unloading and loading will be done out of sight, at the rear of the building.  See Drawing 102
P7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.	A7.1 Signage complies with the Design and Siting of Advertising Devices Code. And ... No wall signs are located on the walls of industrial Buildings facing the Captain Cook Highway or any other	<b>Complies. Acceptable solution.</b>



	State-Controlled Road.	
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#### 4. OVERLAYS - OTHER ELEMENTS OF THE CODE:

##### 4.1 Miscellaneous

Acid Sulphate Soil	(Ref: p158)	<b>Not applicable.</b> This proposal does not involve any disturbance of Acid Sulphate Soils.
Cultural Heritage and Valuable Sites	(Ref: p160)	<b>Not applicable</b>
Natural Hazards	(Ref: p165)	<b>Not applicable</b>
Land Use Code	(Ref: p171)	<b>Not applicable</b>
Advertising Devices	(Ref: p237)	<b>Complies. Acceptable solution.</b>
Filling and Excavation Code	(Ref: p245)	<b>Not applicable</b> There will be no fill or excavation work.
Natural Areas and Scenic Amenity	(Ref: p257)	<b>Not applicable</b>
Vehicle Parking and Access	(Ref: p278)	<b>Complies. Acceptable solution.</b>
Sustainable Development	(Ref: p293)	<b>Not applicable</b>

## 4.2 Landscaping Code

(Ref: p248)

### 4.2.1 Overview

Given the close proximity of the main building to the front boundary (at 6.7m) much closer than the neighbouring bottle shop (at and the (existing) protruding toilet block, it will be difficult to establish further front buffering than indicated in this plan.

A dominant consideration is that of the safety of vehicles entering and egressing the property

The primary objectives are to:

- Hide the toilet complex and southern wall to the maximum extent possible with vegetation.
- Buffer the northern end to a moderate level, but enhance the architectural features of the building to achieve a pleasing streetscape. Within the constraints of what was an industrial shed, try to achieve a 'Queenslander' theme:
  - a formal, symmetrical architectural style
  - light (white-ish) colour paint scheme
  - extensive use of lattice
  - incorporation of a traditional bull-nose verandah across the entire front of the building.
- Achieve synergies in streetscape appeal with the neighbouring bottle shop and Shell Service Station by planting in a common style and by removing the front section of the common fence to expose a 'shared hedge'.
- Soften the landscaping/facade by removing:
  - shade-sail poles,
  - a large, concrete (outdoor dining) slab. This will also remove a large heat-sink that radiates heat into the adjacent windows,
  - a large area of brick pavers,
  - the Black Stump (a three metre high, one metre diameter log at the front of the building)

*Frontage of Lot 57 looking south .....*





*Frontage of the bottle shop, looking south towards Lot 57.....*



*The Shell Service Station, looking north .....*





#### 4.2.2 Details

<b><i>Landscape Design</i></b>	
4. Landscape design satisfies the purpose and the detailed requirements of the Code.	The landscaping will be constructed and maintained in alignment with all relevant requirements as set out in the Code and Planning Scheme Policy No 7 – Landscaping.
<b><i>Landscape – Character and Planning</i></b>	
5. Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>The landscaping comprises of stepped layers with higher plants towards the building, and ground covers closer to the verge, this not only adds to an aesthetically pleasing frontage, but ensures the safety of those entering and exiting the premises.</p> <p>Native plants and those similar to neighbouring properties are used to ensure a uniformed streetscape and a consistent flora palette to that of the natural surround.</p>
6. Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<p>As the site is bare of vegetation (except for mature trees), the importation of plants is needed. The four existing palms will be retained at the front to enable a multi layered landscape.</p> <p>Plants being brought in will include those endemic to the area as well as used by neighbouring properties.</p>
7. Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	The species selected for this landscape have been chosen for their aesthetic, acoustic, safety and maintenance benefits. They have also been chosen in accordance with the Planning Scheme Policy No 7 – Landscaping.

8. Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<p>No extra trees will be planted in the car park area as all spaces are undercover.</p> <p>The driveways and internal roadways have insufficient clearances for trees to be planted to ensure the safety of drivers and pedestrians.</p> <p>All garden beds next to driveways are protected by garden edging.</p>
<b>Screening</b>	
9. Fences along street Frontages are articulated with appropriate Landscaping.	No fences are proposed for this landscaping project, however a low hedge to match that of the neighbouring property will be installed.
10. Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	Not applicable.
11. Undesirable features are screened with Landscaping.	A large wooden screen is proposed for the left of the building to hide the ground level office. This screen will then be curtained by a dense multi-layered canopy tapering out to the right to ensure a clear site of the entry way and sightlines for the driveway.
12. The environmental values of the Site and adjacent land are enhanced.	The landscaping uses similar plants as to those in adjoining land and to those in the natural surrounds.
<b>Streetscape and Site Amenity</b>	
13. Landscaping for residential redevelopment enhances the streetscape for the visual appearance of the development.	Not applicable.
14. Landscaping for non-residential development enhances the streetscape and the visual appearance of	Landscaping this site will enhance the aesthetic properties of this development by ensuring a uniformed streetscape is kept with the surrounding buildings and the

the development.	<p>native flora.</p> <p>Dense planting will be used to hide walls and as much of the building front as possible, while maintaining the security of the building and safety of its users. Low ground covers and mulch will be used in areas of the landscape in which sight lines need to be kept un-obstructed.</p> <p>Existing trees will be retained in the front and rear of the building.</p>
<b><i>Maintenance and Drainage</i></b>	
15. Landscaped areas are designed in order to be maintained in an efficient manner.	<p>The landscape design has been created to not only ensure it is maintained in an efficient manner, but an effective manner also.</p> <p>Access to all areas is made easy by the use of the gravel swale, and hidden paths. There will be minimal grass installed, to ensure no mowing is necessary. Gardens will be mulched to minimise weed growth and plants will only need to be pruned to keep their shape.</p>
16. Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.	<p>Gravel swales are being placed around the entire front boundary of the building, this will collect the water runoff from the hard surfaces, in addition to this, shallow swales will be placed along the boundary of the front entrance path to not only capture water from the pavement, but ensure water does not pool eliminating a safety hazard.</p> <p>Hardstands are kept at a minimum and are only being installed to ensure movement across the site can be done safely.</p> <p>In addition to this, a space has been allocated behind the wooden screen for the future installation of a rain water tank, to enable the use of water harvesting from</p>

	the roof line.
<b><i>Safety</i></b>	
17. Tree species and their location accommodate vehicle and pedestrian sight lines.	No additional trees will be installed during this landscape project. The existing palm trees are outside of the vehicle and pedestrian sight lines.
18. The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<p>The landscape design enhances personal security by ensuring the entry is clearly visible from the street.</p> <p>Plants within sight lines are of the low growing variety to ensure movement around the premises is also done in a safe manner.</p> <p>In addition to this, the gravel swale will also act as a clear passage around the building in which security lights and surveillance cameras can operate without being obstructed by vegetation.</p>
<b><i>Utilities and Services</i></b>	
19. The location and type of plant does not adversely affect the function and accessibility of services and facilities and service areas.	There are no major services within the landscaped area. All service pits will be kept free from vegetation, and access will be unrestricted ensure ease of servicing when necessary.



## 5. APPENDICES

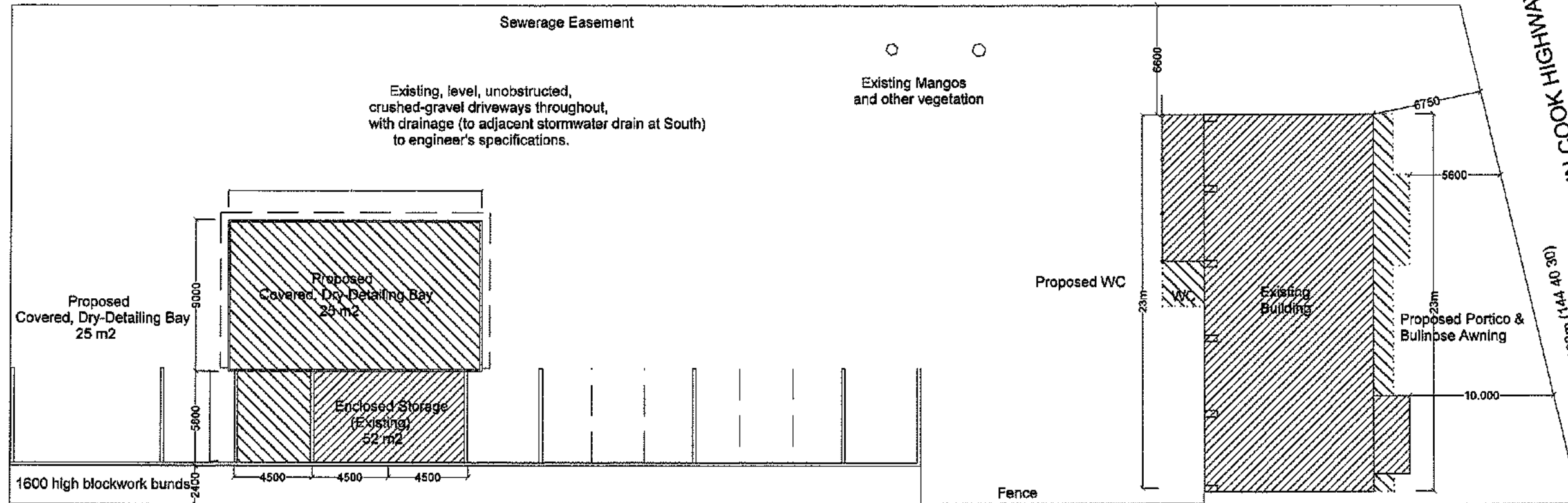
### Drawings

NUMBER	TITLE
101	Site Plan
102	Carparking and Pedestrian Flows
201	Main Building - Ground Floor Existing
202	Main Building - Ground Floor Proposed
203	Main Building - First Floor Existing and Proposed
204	Main Building - East and West Elevations
205	Main Building - North and South Elevations
206	Canopy - Plan
207	Canopy - Elevations
301	Landscaping - Overview
302	Landscaping - Detail

# COURT HOUSE HOTEL BOTTLE SHOP

89.593 m (57 52 30)

NO DEVELOPMENT - LARGE EASEMENT



## SITE UTILISATION

Total site area: 2,810 m2  
 Utilised area:  
 Existing 290 + 52 = 342  
 Proposed 142 + 25 = 165  
 507 m2

Percentage Utilisation:  
 507 m2 / 2810 m2 18%

**EXEMPLAR**  
 COACHES and LIMOUSINES



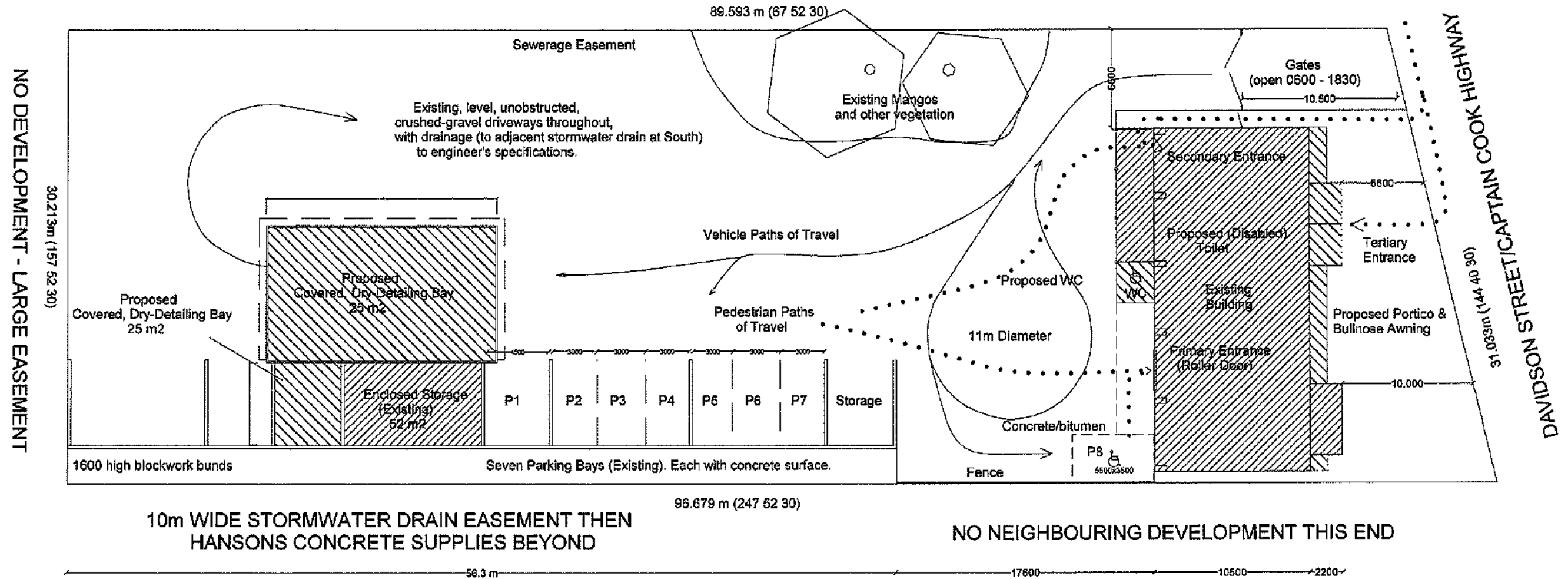
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Lot 57 Captain Cook, Highway, Craiglie  
 Title Reference 20780231

## SITE PLAN

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	101	

# COURT HOUSE HOTEL BOTTLE SHOP



## CARPARKING

### Net Letable Area

Main building first floor	180
Main building ground floor	224
Storage and detailing areas	77
	481

Requirement : One per 90m2 of net letable area  
 $481/90 = 5.3$  (That is, 6 spaces)

Actual: 8 spaces, including one Disabled

**EXEMPLAR**  
 COACHES and LIMOUSINES

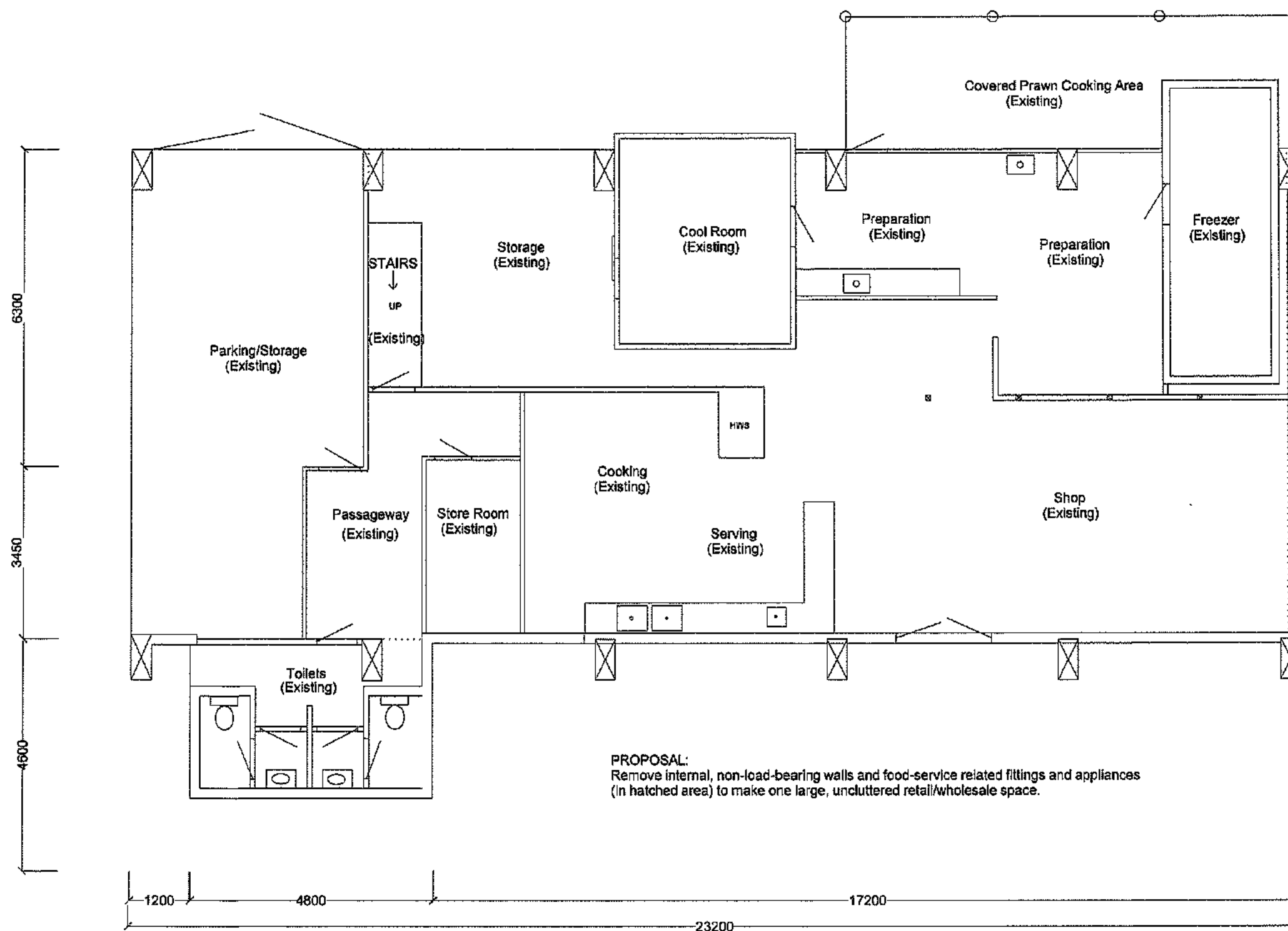


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Lot 57 Captain Cook, Highway, Craiglie  
 Title Reference 20780231

## CARPARKING and PEDESTRIAN FLOWS

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	102	



**EXEMPLAR**  
COACHES and LIMOUSINES



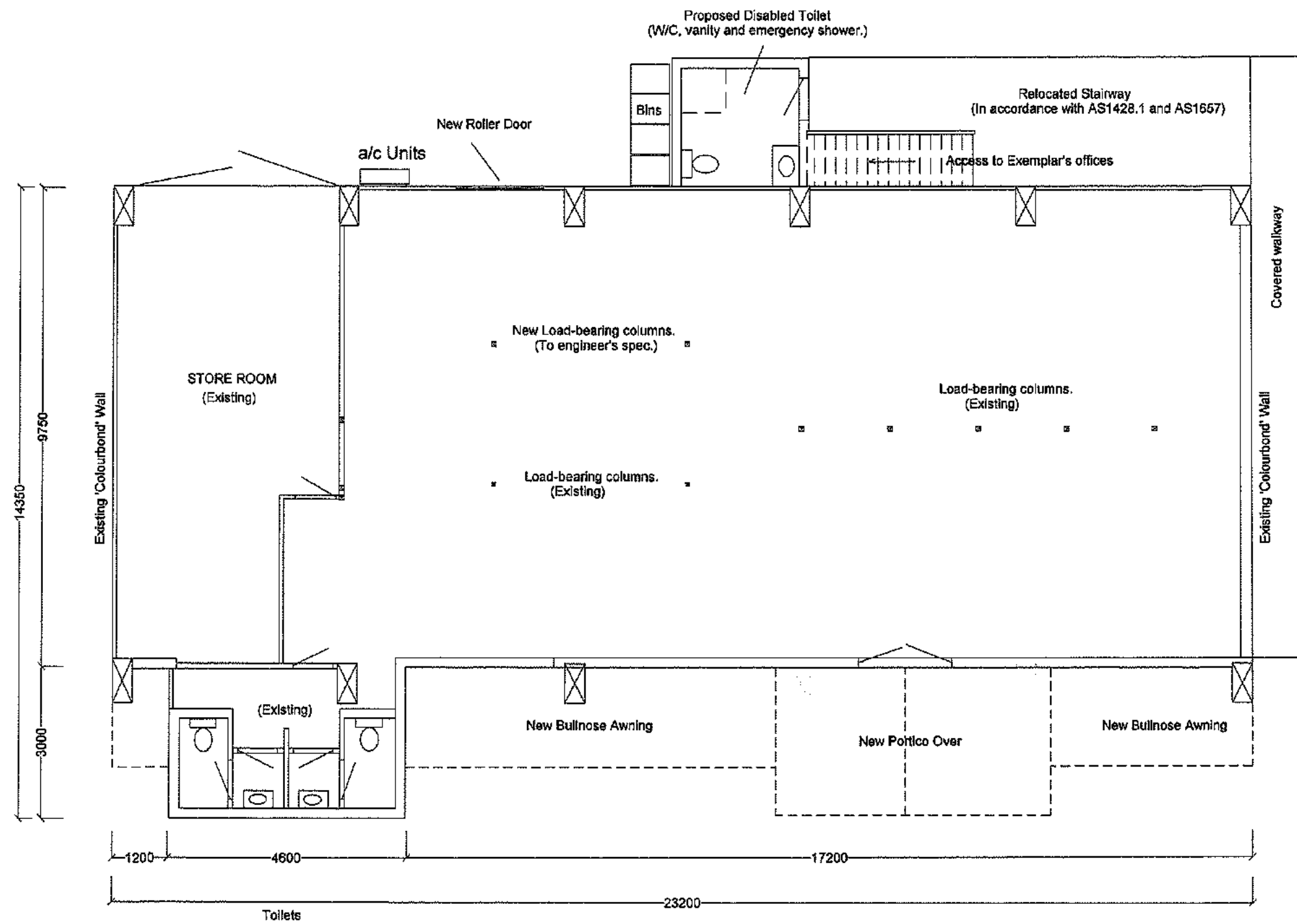
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Lot 57 Captain Cook, Highway, Craiglie  
Title Reference 20780231

**GROUND FLOOR  
EXISTING**

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	201	





**EXEMPLAR**  
COACHES and LIMOUSINES

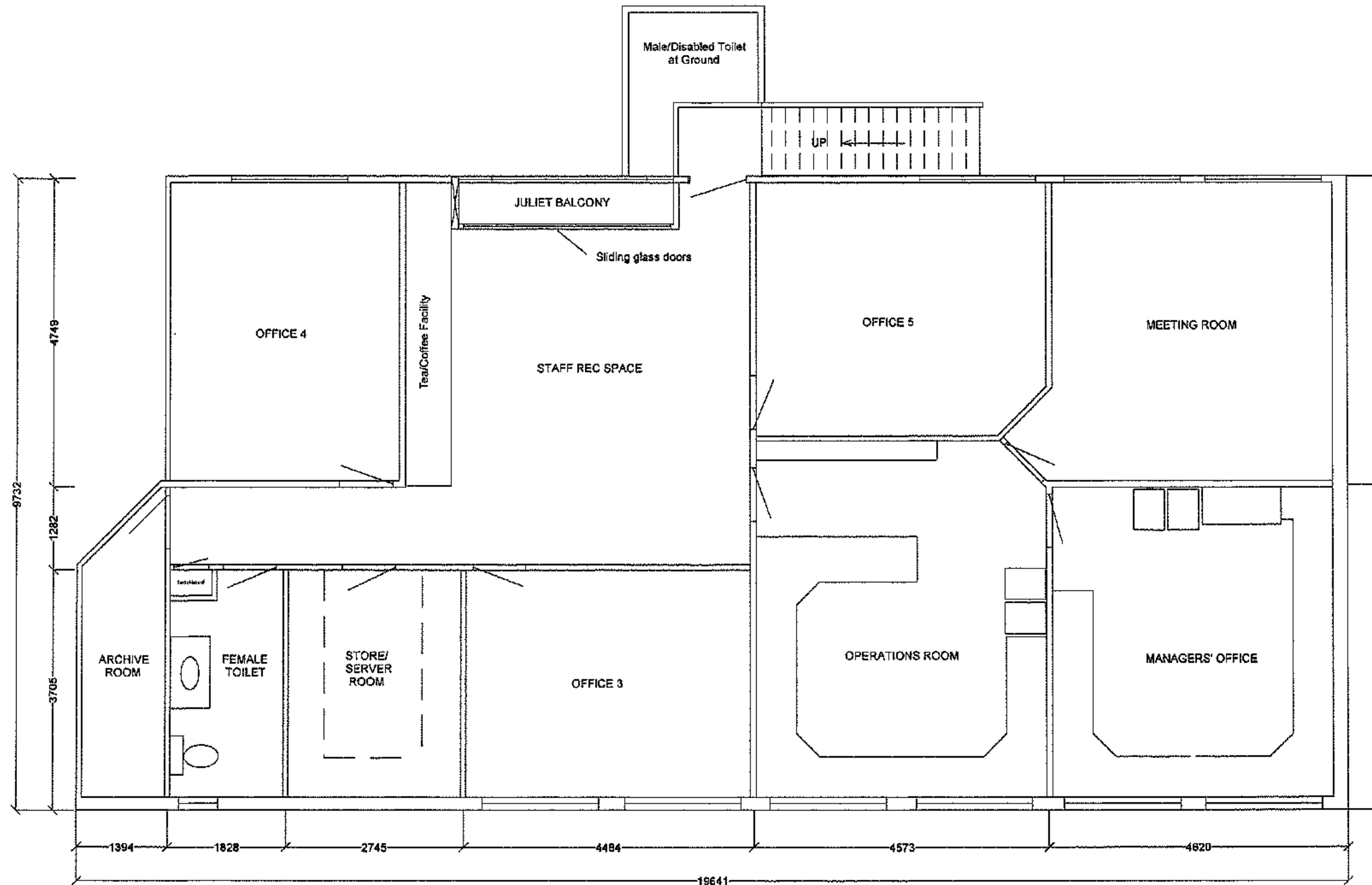


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Lot 57 Captain Cook, Highway, Craiglie  
Title Reference 20780231

**GROUND FLOOR  
PROPOSED**

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	202	



Hatched area delineates footprint of existing, approved development.

All renovations are under existing roof-line.

First Floor Areas (m2):  
 Existing 91.5  
 Proposed 82.7  
 Total 173.2

**EXEMPLAR**  
 COACHES and LIMOUSINES

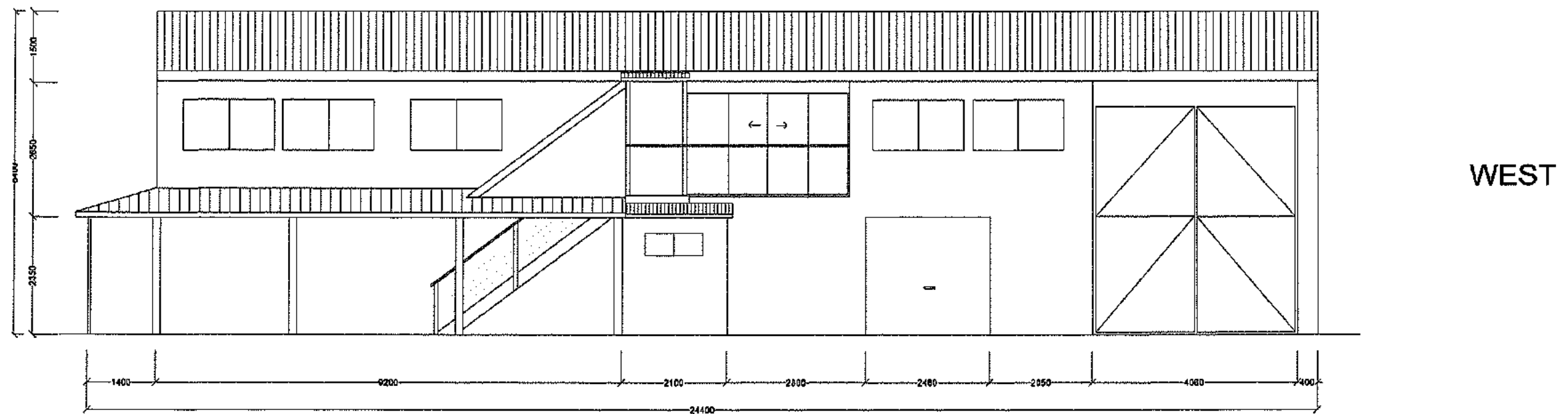
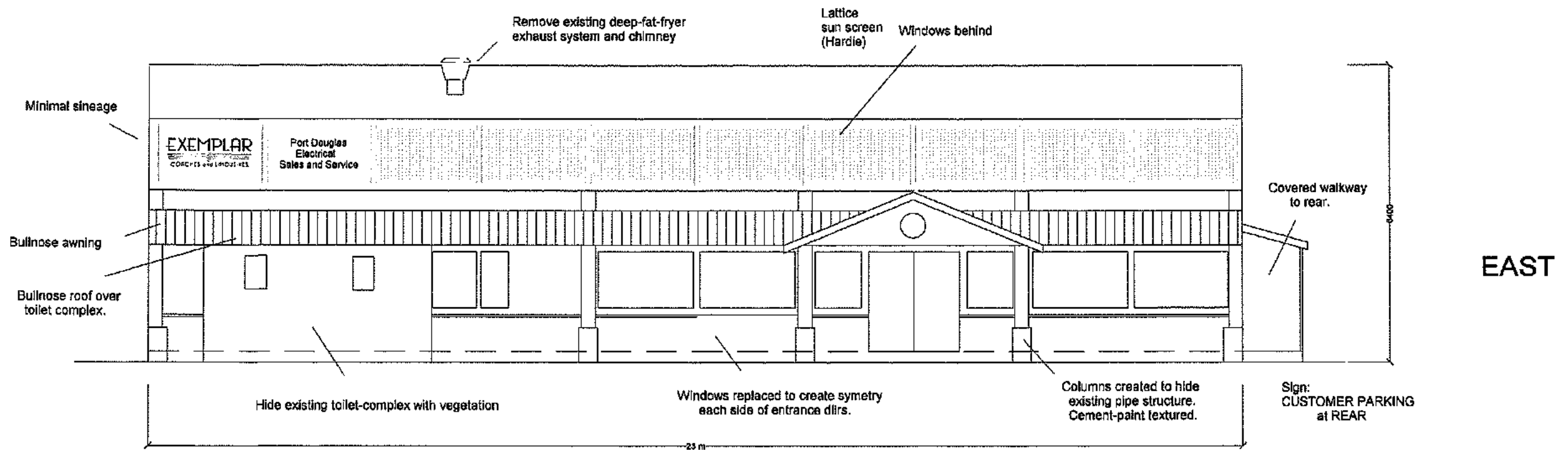


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Lot 57 Captain Cook, Highway, Craiglie  
 Title Reference 20780231

## FIRST FLOOR EXISTING AND PROPOSED

Issue	Rev	Date
DA Submission	A	01 DEC 13
Drawing Number	203	



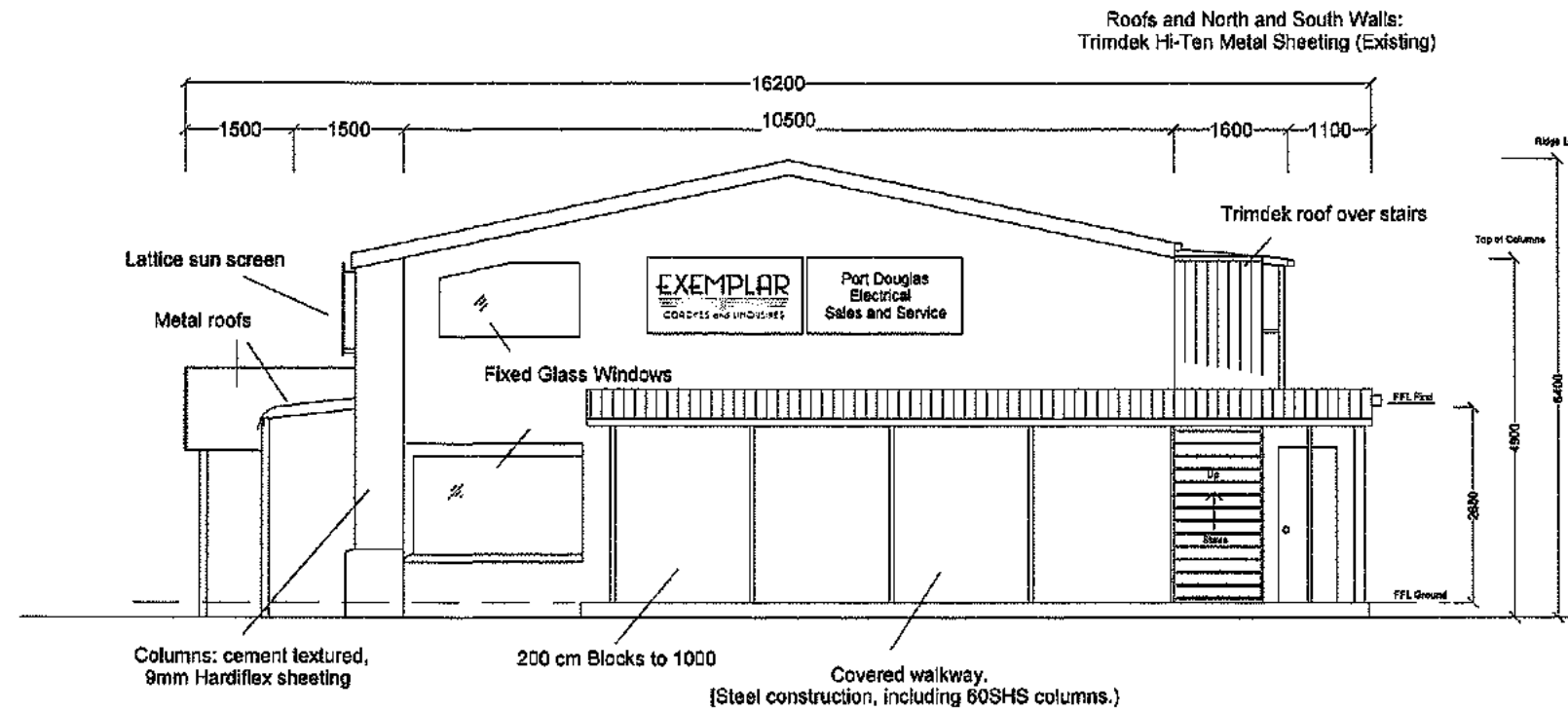
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COACHES and LIMOUSINES

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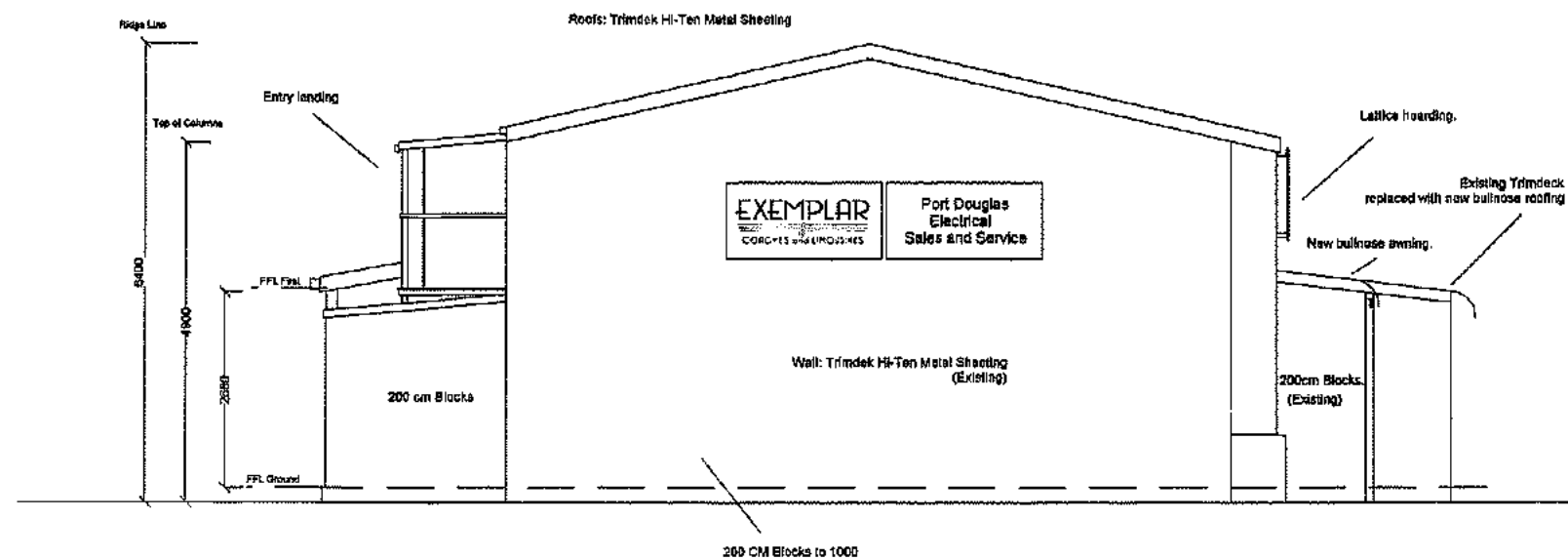
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Title Reference 20780231

**MAIN BUILDING  
EAST and WEST ELEVATIONS**

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	204	



NORTH



SOUTH

**EXEMPLAR**  
COACHES and LIMOUSINES

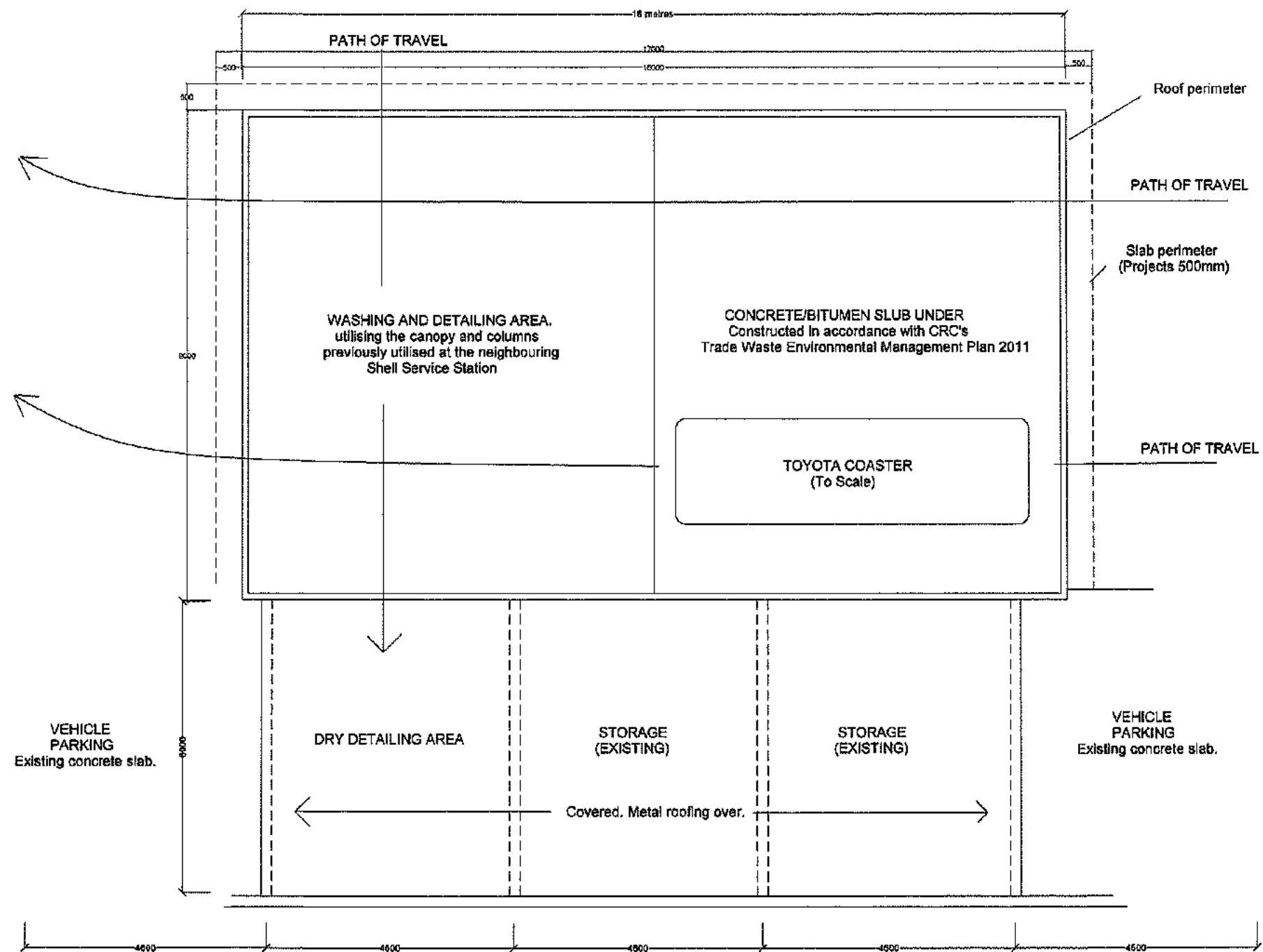
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Lot 57 Captain Cook, Highway, Craiglie  
Title Reference 20780231

**MAIN BUILDING  
NORTH and SOUTH  
ELEVATIONS**

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	205	





**EXEMPLAR**  
COACHES and LIMOUSINES

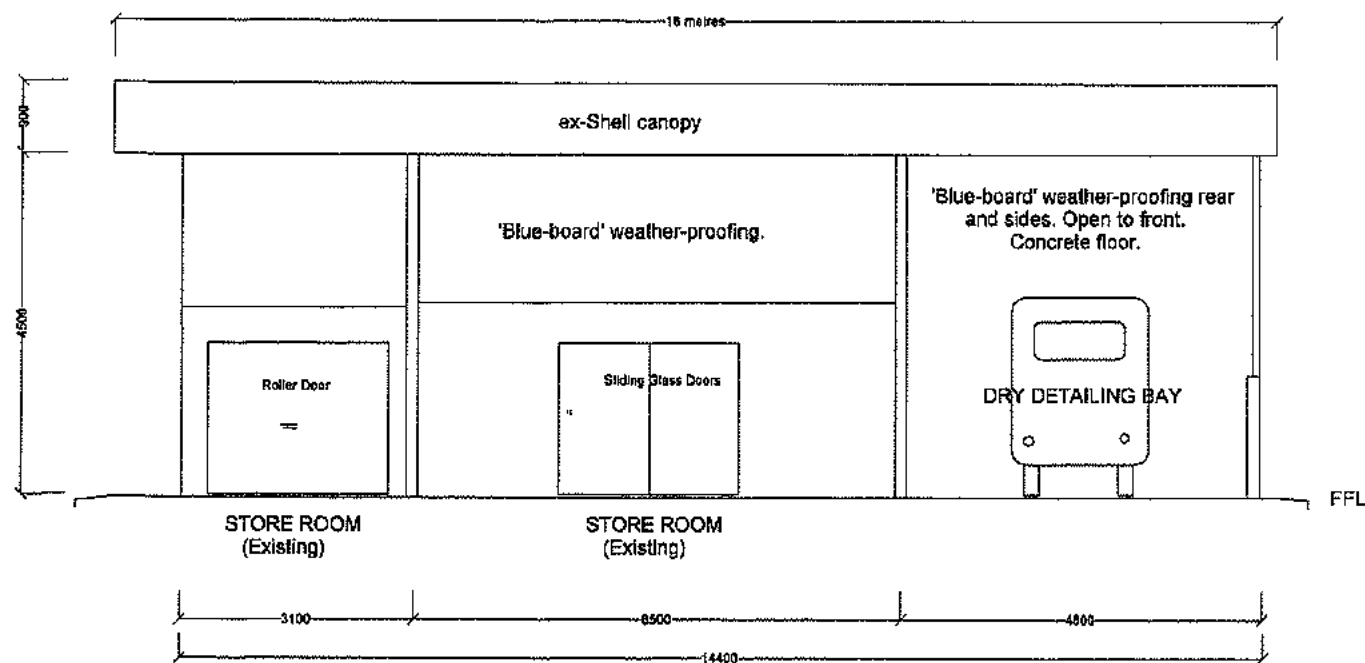


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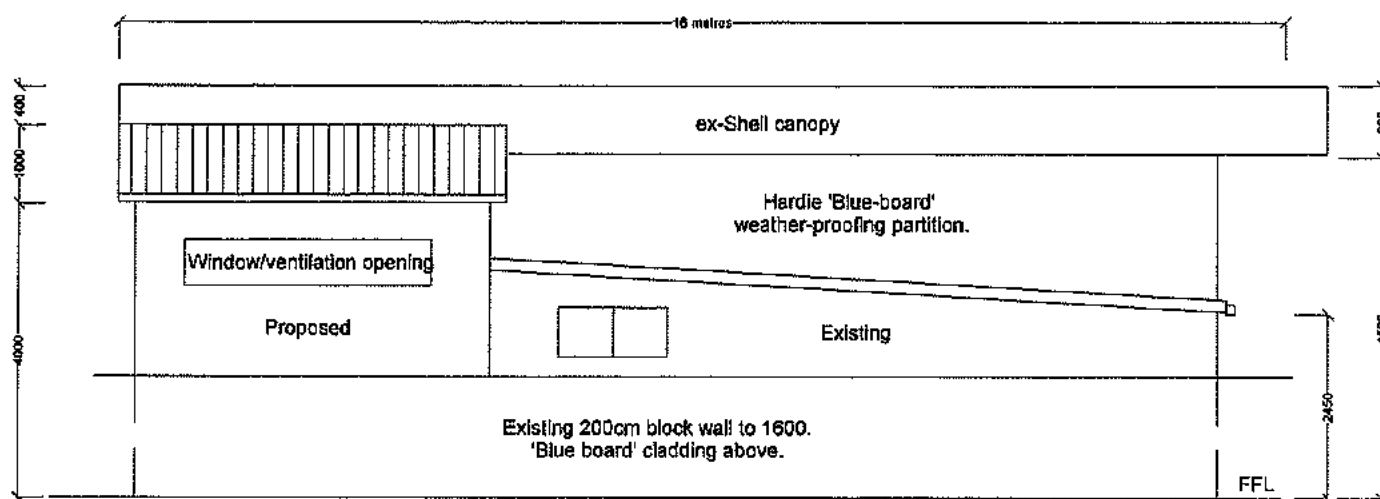
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Title Reference 20780231

## CANOPY PLAN

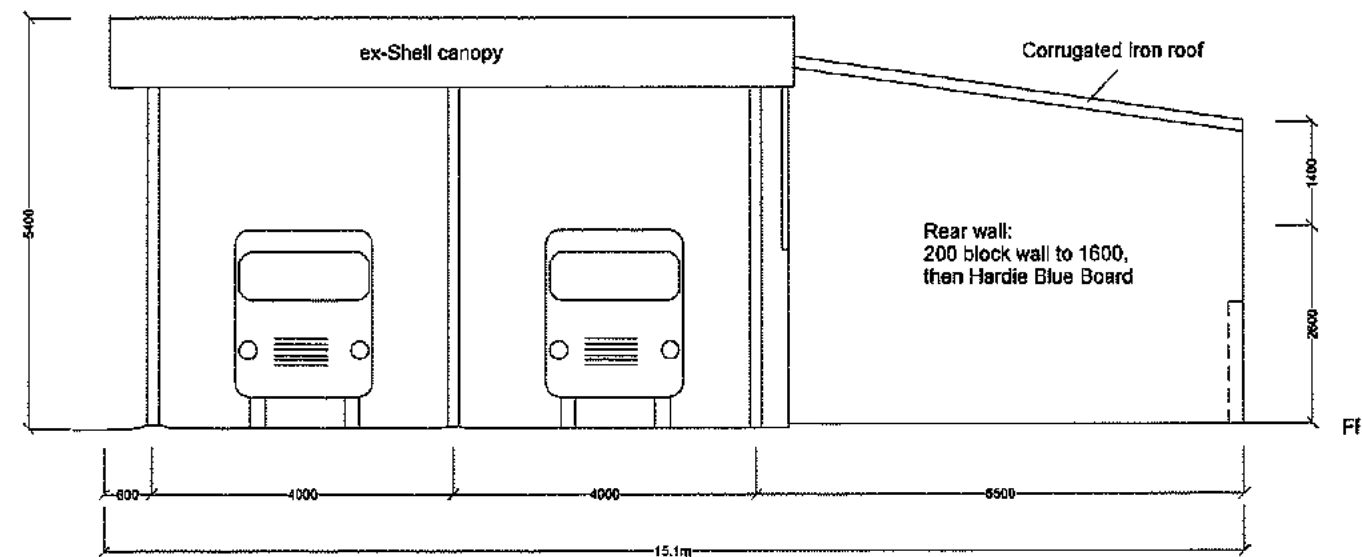
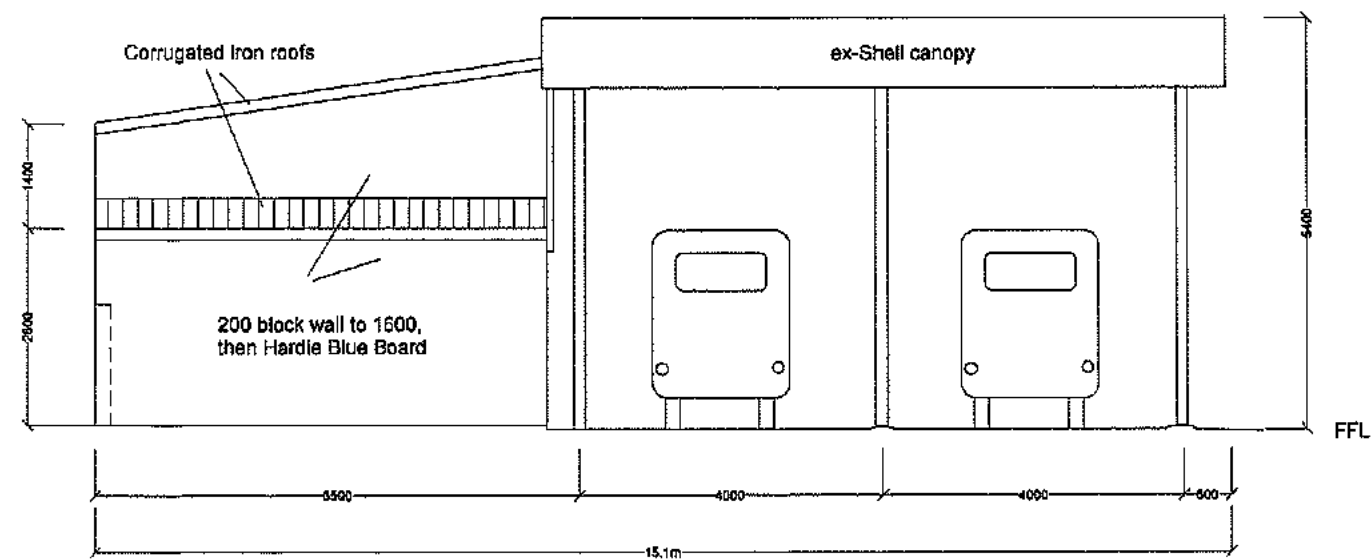
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DA Submission	A	06DEC13
Drawing Number	206	



NORTH



SOUTH



WEST

**EXEMPLAR**  
COACHES and LIMOUSINES



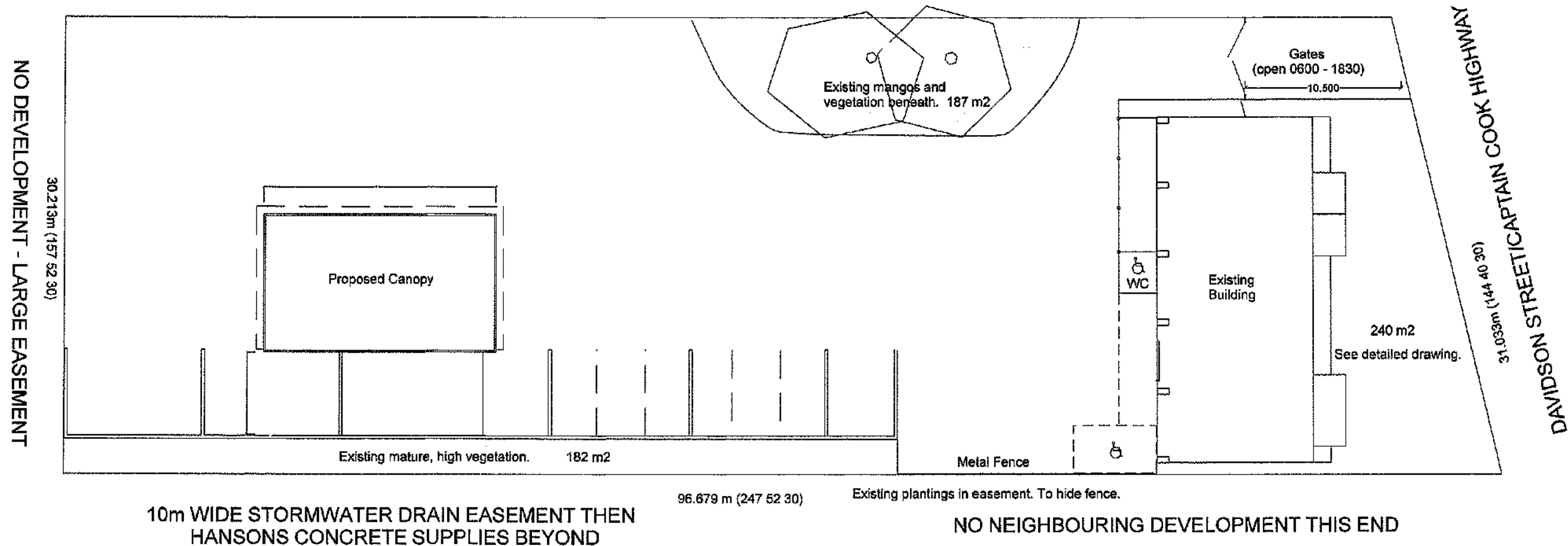
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Lot 57 Captain Cook, Highway, Craiglie  
Title Reference 20780231

**CANOPY  
ELEVATIONS**

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	207	

# COURT HOUSE HOTEL BOTTLE SHOP



LANDSCAPING	Total site area:	2,810 m2
	Landscape coverage:	
	187 + 240 + 182 =	609 m2
	Percentage Coverage:	
	609/2810 =	21.7%

**EXEMPLAR**  
COACHES and LIMOUSINES

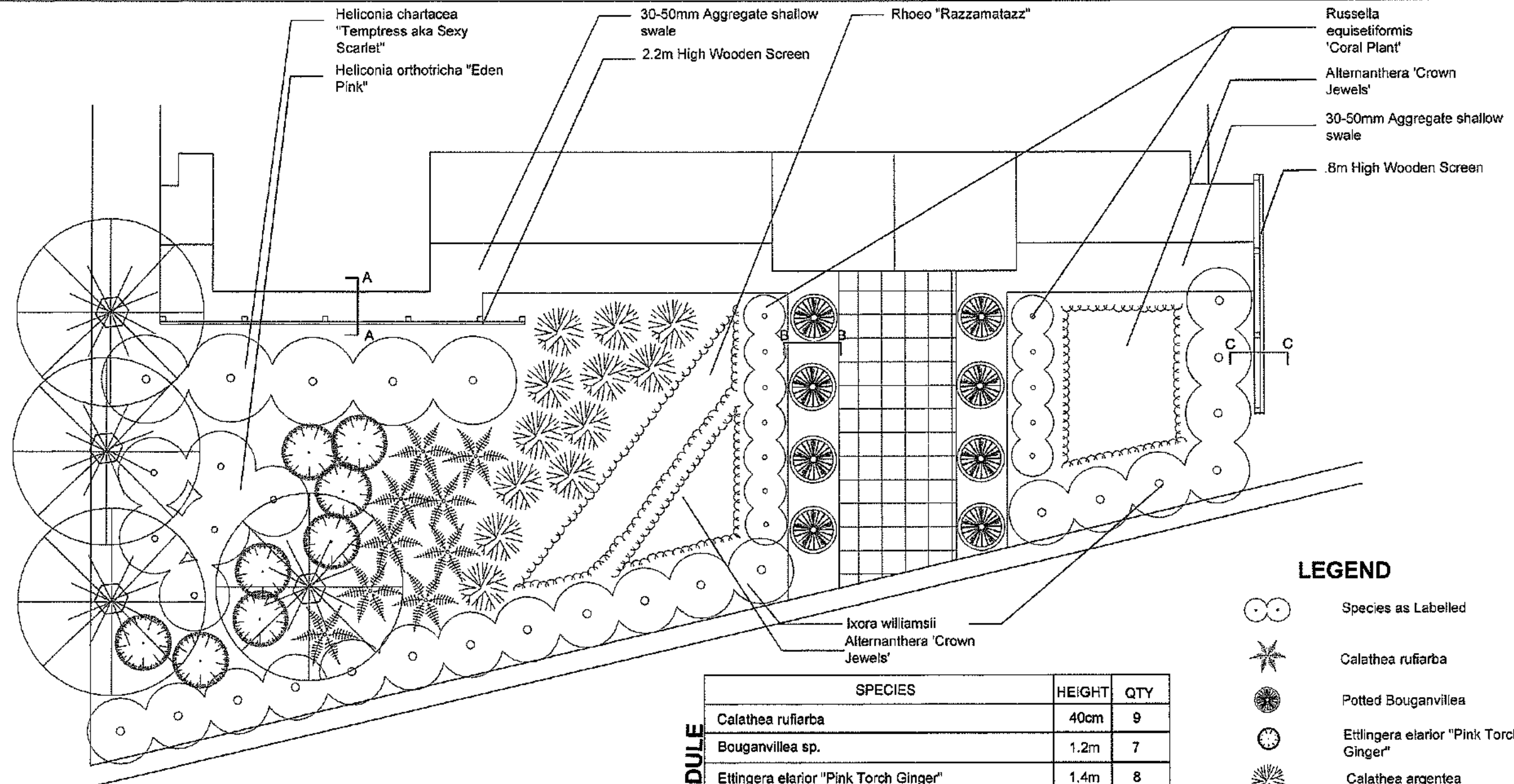


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Lot 57 Captain Cook, Highway, Craiglie  
Title Reference 20780231

## LANDSCAPING OVERVIEW

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	301	



## LEGEND

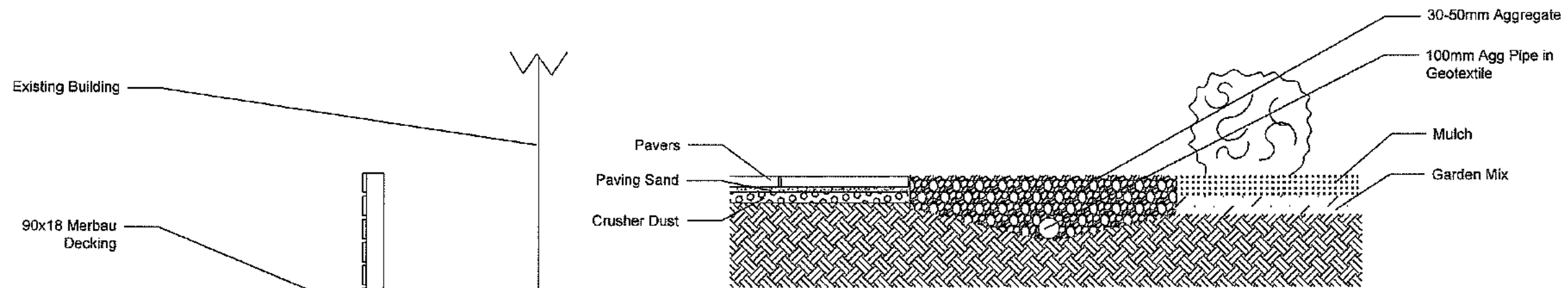
-  Species as Labelled
-  Calathea rufiarba
-  Potted Bouganvillea
-  Etlingera elarior "Pink Torch Ginger"
-  Calathea argentea
-  Existing Palms
-  Groundcover as Labelled
-  Paving

## PLANTING SCHEDULE

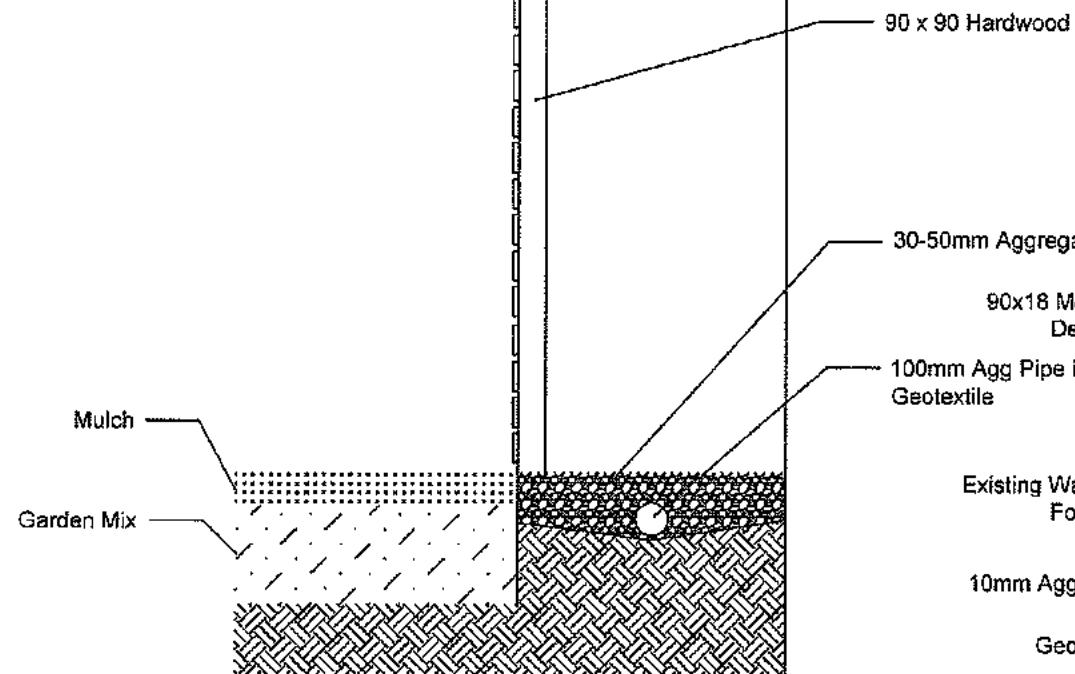
SPECIES	HEIGHT	QTY
Calathea rufiarba	40cm	9
Bougainvillea sp.	1.2m	7
Etlingera elarior "Pink Torch Ginger"	1.4m	8
Calathea argentea	60cm	12
Alternanthera 'Crown Jewels'	30cm	60
Ixora williamsii	2m	19
Rhoec "Razzamatazz"	30cm	30
Russelia equisetiformis 'Coral Plant'	1m	12
Heliconia chartacea "Temptress aka Sexy Scarlet"	3m	5
Heliconia orthotricha "Eden Pink"	2m	6

ISSUE	DATE	DESCRIPTION	PROJECT	DRAWING NUMBER:	PROJECT NUMBER:
A	12/12/13	DRAFT SUBMISSION	LOT 57 LANDSCAPING	104 302 a	1301
			CLIENT:	DRAWING:	DATE:
			EXEMPLAR COACHES AND LIMOUSINES	LANDSCAPE PLAN	12/12/2013
					SCALE:
					1:100 @ A3

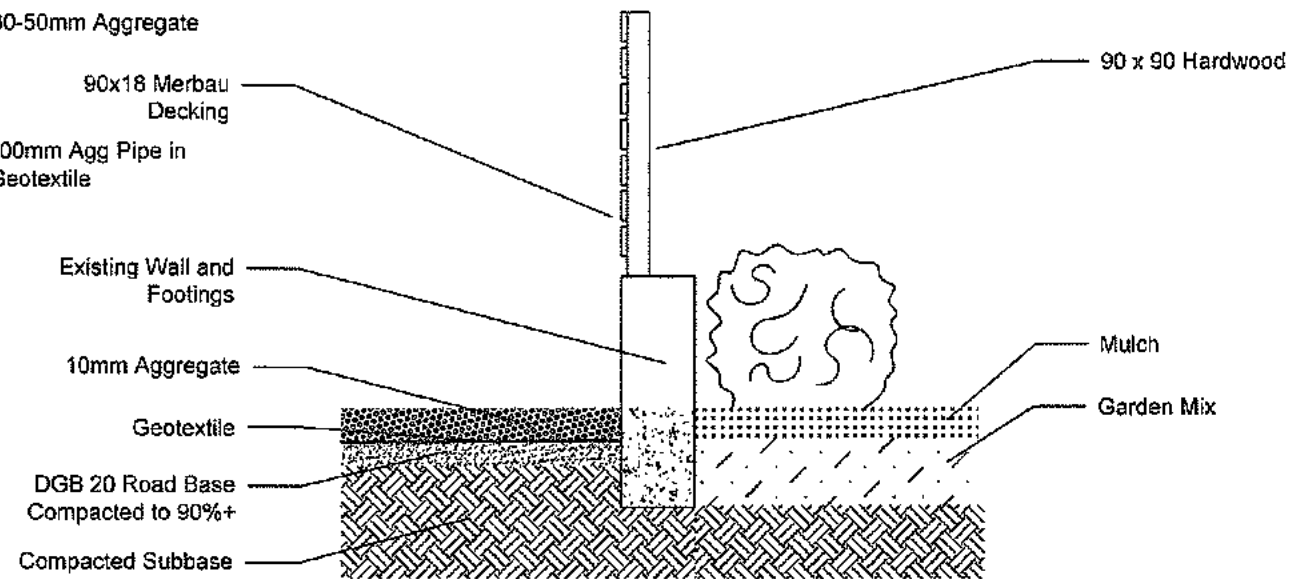




**SECTION B** 1:20 @ A3



**SECTION A** 1:30 @ A3



**SECTION C** 1:20 @ A3

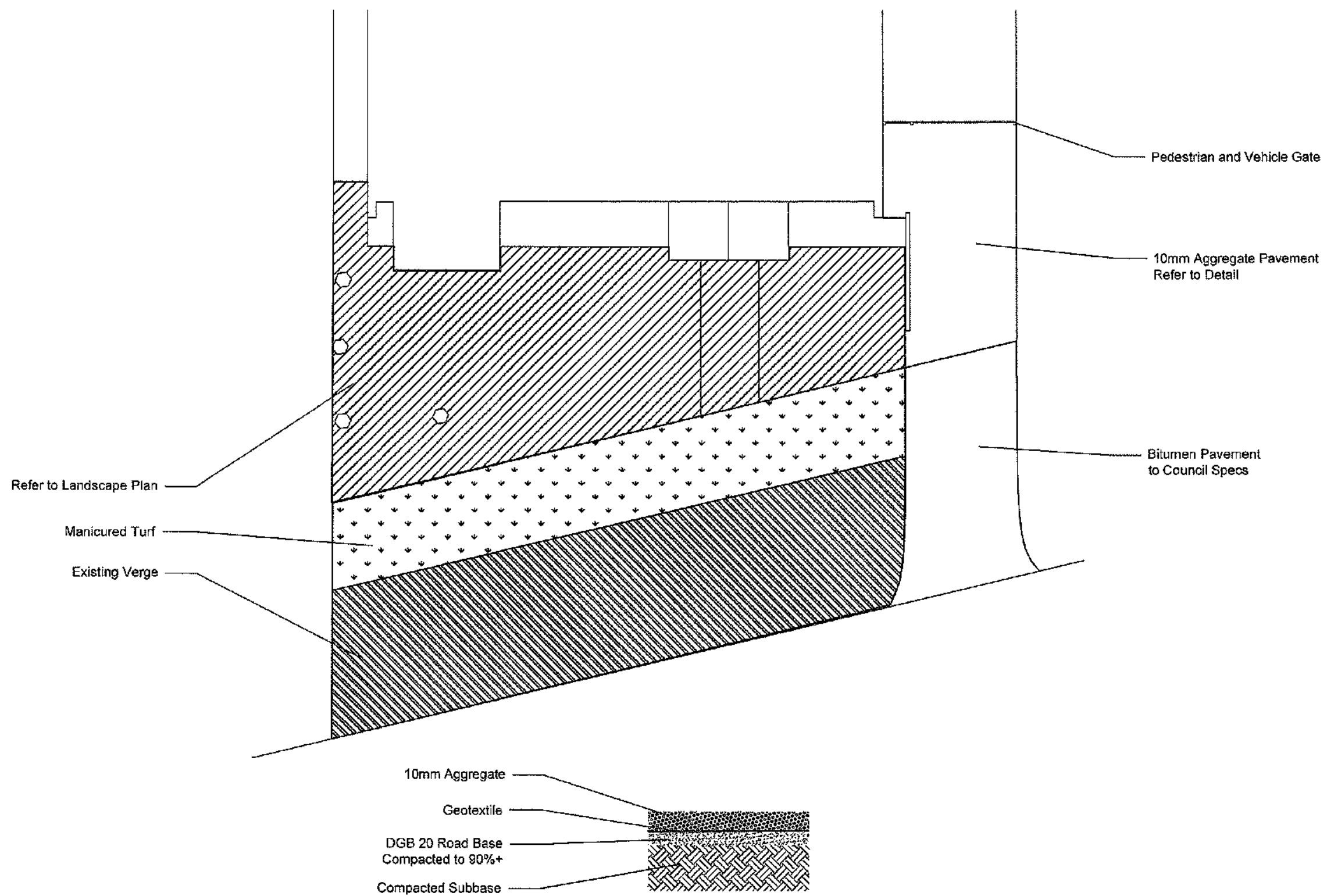


**PORTFOLIAGE**  
DESIGNS


ISSUE	DATE	DESCRIPTION
A	12/12/13	DRAFT SUBMISSION

PROJECT	LOT 57 LANDSCAPING
CLIENT:	EXEMPLAR COACHES AND LIMOUSINES

DRAWING NUMBER:	105 302 b	PROJECT NUMBER:	1301
DRAWING:	LANDSCAPE DETAILS	DATE:	12/12/2013
		SCALE:	AS SHOWN



**DETAIL** 1:20 @ A3

ISSUE	DATE	DESCRIPTION	PROJECT		DRAWING NUMBER:	PROJECT NUMBER:
A	12/12/13	DRAFT SUBMISSION	LOT 57 LANDSCAPING		101 302 c	1301
			CLIENT:		DRAWING:	DATE:
			EXEMPLAR COACHES AND LIMOUSINES		DRIVEWAY PLAN	12/12/2013
						SCALE:
						1:100 @ A3

## DEVELOPMENT ASSESSMENT – RECEIPT SHEET

APPLICATION NO: \_\_\_\_\_ DATE: 16/12/13 RECEIPT NO: \_\_\_\_\_  
 APPLICANT: Gordon Wellham CONTACT NAME: 4098 5044  
 ADDRESS OF APPLICANT: 3 Captain Cook Hwy Cairns  
 PHONE: 4098 5044 EMAIL: g.wellham@exemplaronline.com.au  
 SITE LOCATION: 57 Davidson Street Cairns  
 LOT & PLAN: Lot 57 on C22511

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
133	• Planning and Development Certificates	
1810	• Consideration of Alternative Acceptable Measure / Report to Council • Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development	
1852	• Application for Material Change of Use and Preliminary Approvals for Building Work – Code and Impact. • Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use • Request for Superseded Scheme application • Signage under DSC Scheme (Op Works)	2,692
1806	• Application for Reconfiguring a Lot • Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot	
1852/1806	Combined application (Split fee: Code: 1840 for MCU and Code: /1814 for ROL)	1840 MCU
		1814 ROL
135	Modification or Cancellation of Application or Consent Order	
395	Landscape Plan Assessments	
492	• Vegetation Protection • Permit to Damage Protected Vegetation	
1816	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	
302	Applications for Engineering Work on the Road Reserve	
1816	Works/Final Works Inspections, Re-inspections	
513	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
1814	Endorsement of Survey Plans	
SALES		
129	Public Notification Signs	
125	Sale of Planning Documents (including Hard Copies of CairnsPlan / Douglas Shire Planning Scheme)	
419	• CDs of Cairns Plan / Douglas Shire Planning Scheme and superseded schemes • CDs - copy of application • C-Data Manipulation • CD supplied to customer <input type="checkbox"/>	
1852	Copies of Development Application,	
134	Letter of Enquiry to determine land use history	

